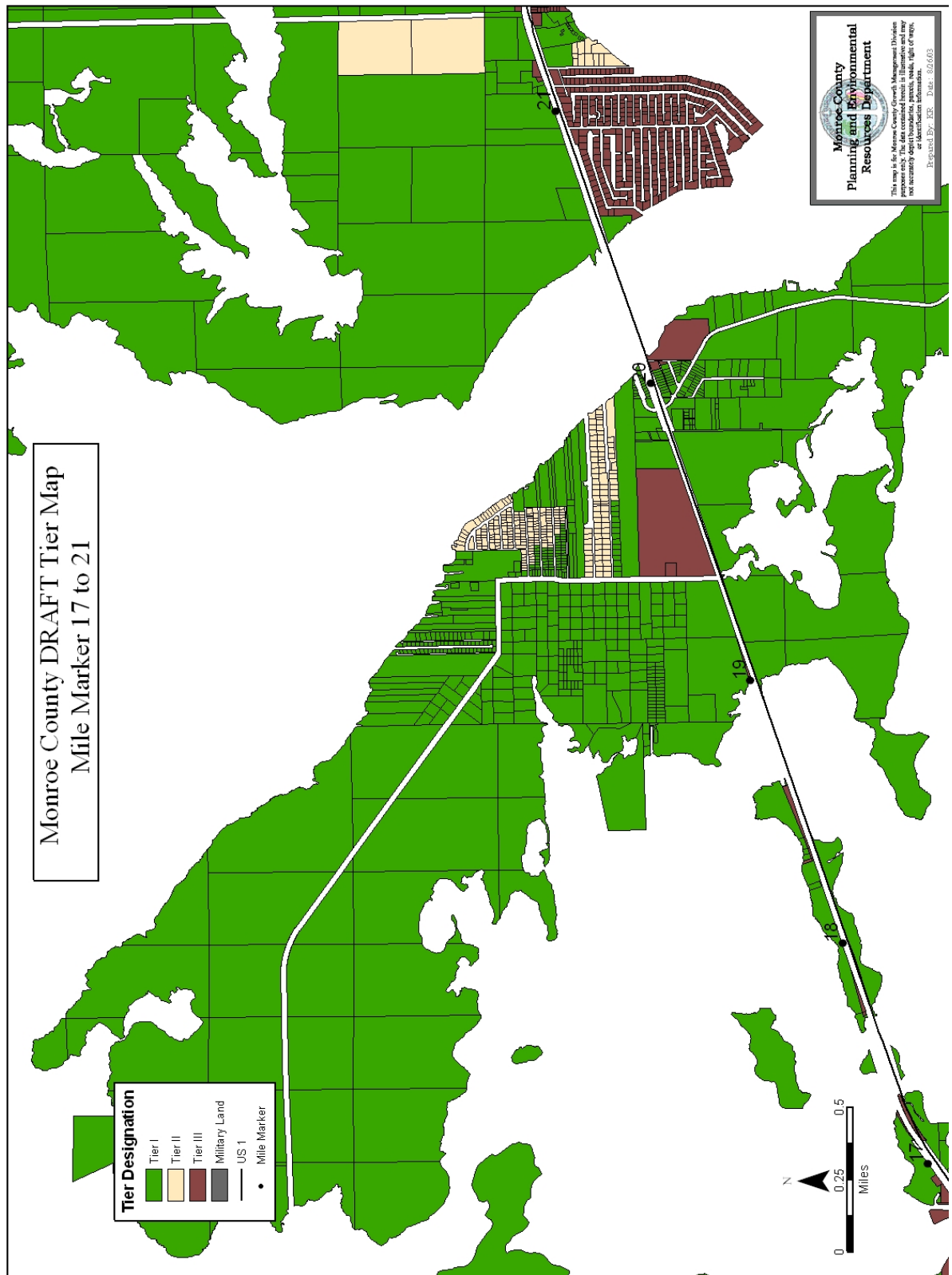


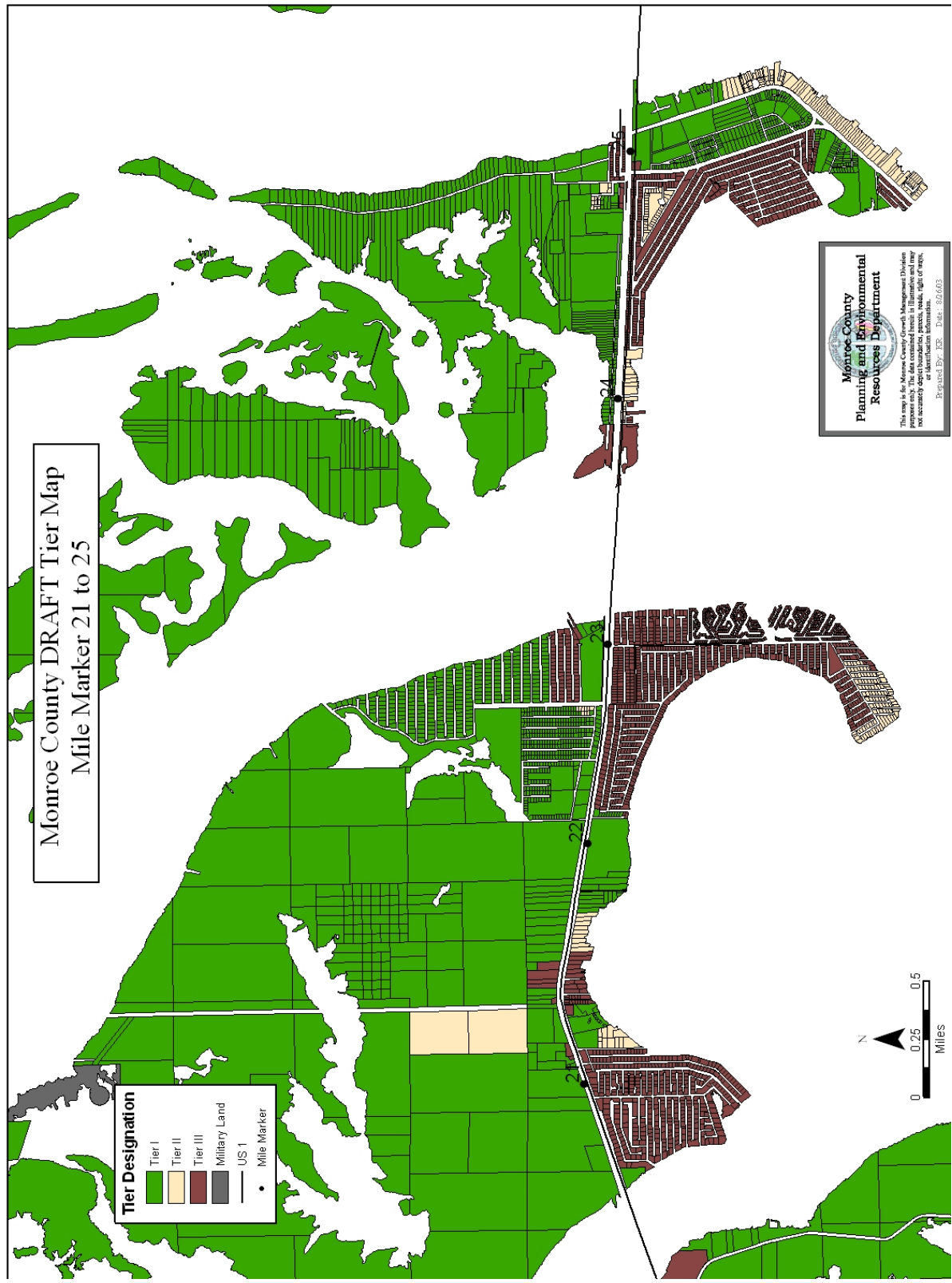


LOWER KEYS MAPS





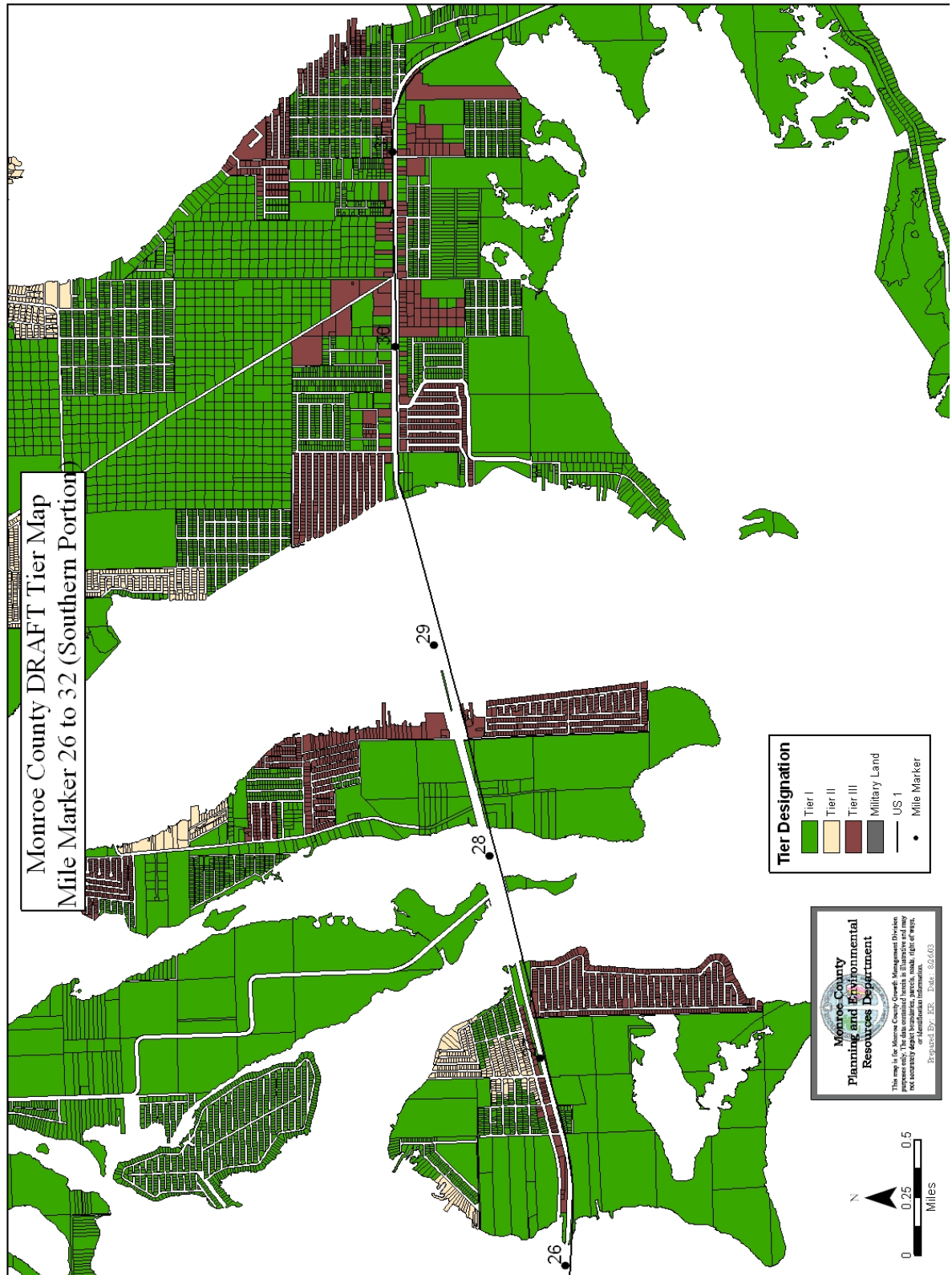
LOWER KEYS MAPS







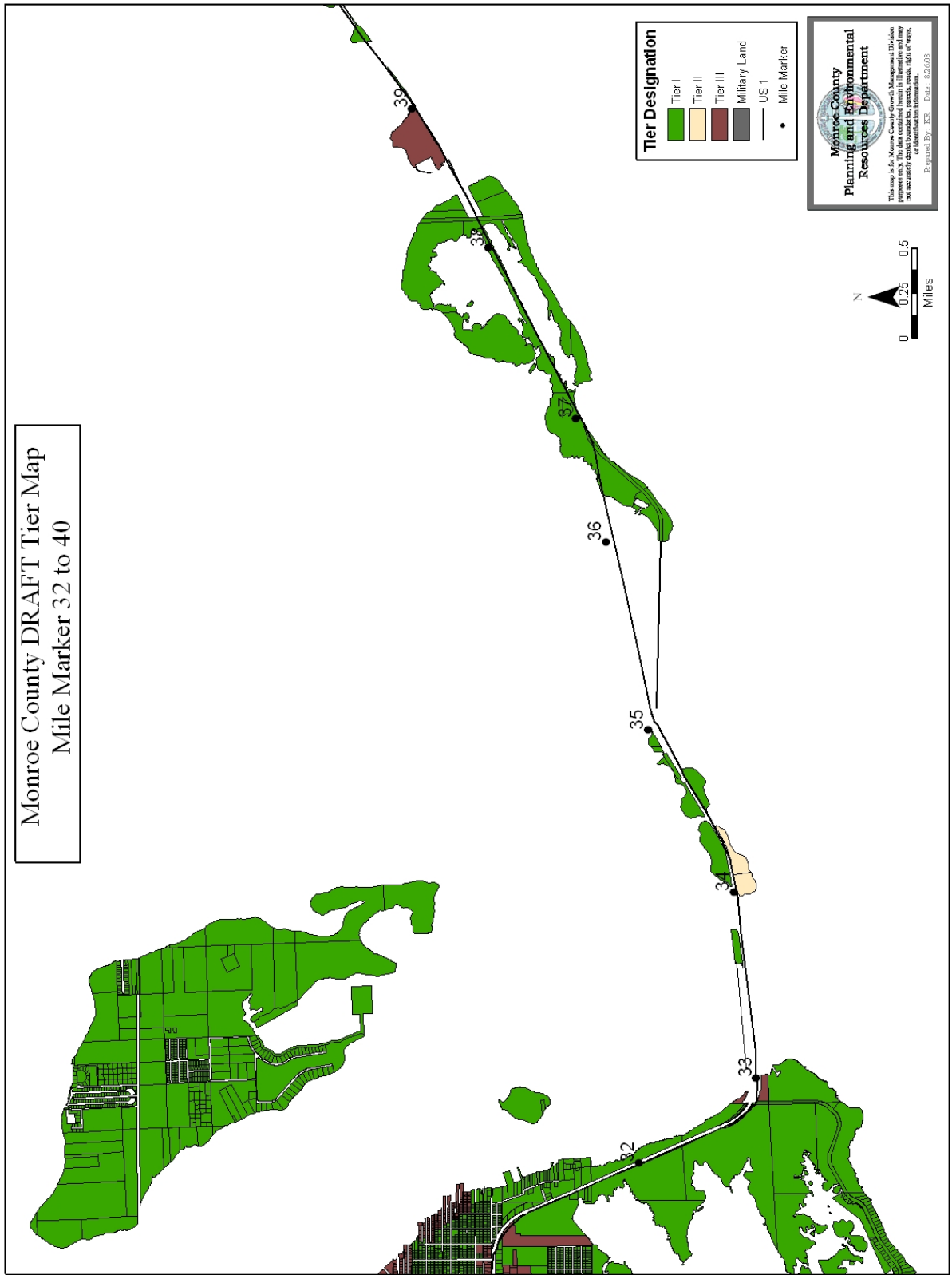
LOWER KEYS MAPS





LOWER KEYS MAPS

Monroe County DRAFT Tier Map
Mile Marker 32 to 40





3.5 Big Pine Key and No Name Key

3.5.1 Description

While Big Pine and No Name Keys are included in the Lower Keys, they require additional discussion and analysis. The Tier designations on Big Pine and No Name Key were not based on the criteria outlined in section 3.1 of this report, but rather other factors established by the Habitat Conservation Plan. The Habitat Conservation Plan (HCP) is required for a permit from U.S. Fish and Wildlife Service because any additional development on Big Pine will have an impact on the endangered species resulting in a prohibited ‘taking’ of the species. The HCP outlines what types of development will be permitted on Big Pine and No Name Keys and how the primary and secondary impacts of the new development on the endangered species (primarily the Florida Key Deer and the Lower Keys March Rabbit) will be mitigated.

The Tier designations on Big Pine and No Name Keys were based on a Key Deer Population Viability Analysis (PVA) model, in the HCP, which included different habitat characteristics relevant to the survival of the Key deer population. The factors used in the PVA (and also in determining Tier designations) were: deer corridors, deer density, house density, water barriers, distance from US 1, and habitat patch quality. These six factors were evaluated based on two forms of impact to the Key deer, secondary impacts such as increase in traffic and loss or change of habitat. Deer corridors, areas of high deer density, and areas with quality deer habitat were considered most valuable to the species, while areas with a high house density, water barriers such as canals, and areas close to US 1 were considered to be less valuable to the species.

The resulting Tier designations were somewhat different from other areas in the county. For example, subdivisions which are more than 50% built-out were not designated as Tier III because they are located in areas of high deer density, high habitat quality and located far from U.S. 1 thus increasing the likelihood of traffic mortality.



THE TIER SYSTEM

3.5.2 Tier Matrix

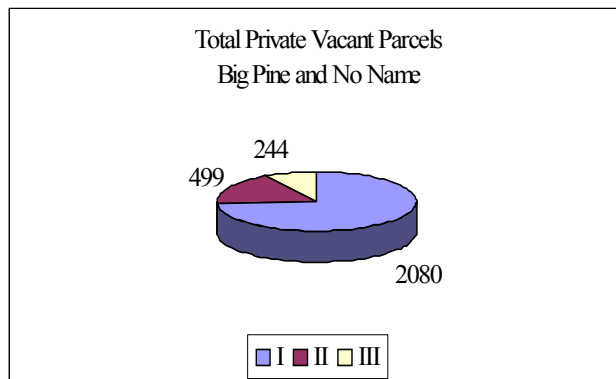
Location (Mile Marker)	Tier	Vacant URM	Vacant IS	Vacant SR	Vacant Residential Parcels	Vacant Commercial Parcels	Total Private Vacant Parcels	Total Devel- oped Parcels
Big Pine	I	9	865	102	2074	6	2080	1431
MM 29.5-33	II	0	487	0	499	0	499	784
	III	1	224	0	225	19	244	604
Total		10	1576	102	2798	25	2823	2819

Source: Monroe County Tier Maps and Property Appraiser's Database

3.5.3 Discussion

The majority of land on Big Pine and No Name is already under public ownership (roughly 67% including federal, state, and county lands). Most of the large tracts have already been purchased for conservation purposes and are under management by the US Fish and Wildlife Service and are part of the Key Deer Refuge and Great White Heron Sanctuary. The HCP will require any new development that occurs on Big Pine to be mitigated, mainly through the purchase of lands for conservation purposes. Therefore, the lands currently in private ownership designated Tier I is very important to mitigate the limited amount of proposed new development on Big Pine.

The following graph shows the breakdown of private, vacant parcels by their proposed Tier designations.



The majority of the vacant parcels located in Tier I are either acre parcels located in the center of Big Pine or small Improved Subdivision (IS) lots located in subdivisions which are located in deer corridors or on the north side of the island far from US 1. Tier III parcels are all located within close proximity to US 1 and the majority are IS lots located on canals, with a limited amount of vacant commercial lots within the US 1 Corridor. Tier II parcels are pre-

dominantly located in subdivisions in the central portion of Big Pine and are on canals or in areas of high housing density. All of No Name Key is designated Tier I.



THE TIER SYSTEM

The Habitat Conservation Plan will determine the permitted amount of development activities on Big Pine and No Name Key for the next 20 years. The proposed plan will only permit 200 residential units (ten per year) and a corresponding amount of new commercial development. There are a total of 224 vacant IS lots proposed to be designated as Tier III, however there are 865 IS lots proposed as Tier I. Tier II, the transition area, has 487 vacant IS lots.



THE TIER SYSTEM

4.0 Recommendations

- The Planning Commission to recommend the Tier Maps to the Board of County Commissions for adoption as guidance maps for acquisition of lands from willing sellers and to designate Tier I as “Conservation Land Protection Area” permitting donation of lots for ROGO points.
- Staff to continue to refine the maps, final Tier Maps to be adopted as an over-lay to the zoning maps as required in the 2010 Plan.
- Staff and the Planning Commission to work together to develop revised ROGO and development regulations to incorporate the Tiers and fulfill the requirements of the Work Program in the Comprehensive Plan.
- Contract to have a fiscal analysis performed on the impact of using the maps as a basis for acquisition and future rate of growth regulations.
- Analyze the Tiers and revisions to the LDRs in the “Carrying Capacity Impact Assessment Model” to determine the improvements in projected Carrying Capacity with the amendments.